



JOINT ANTELOPE VALLEY AUTHORITY

**Board Meeting
August 12, 2004**

Meeting Began at: 10:33 a.m.
Meeting Ended at: 11:14 a.m.

Members Present: Glenn Johnson, Christine Jackson, Allan Abbott

Others Present: Amy Cornelius-Jones, Joel Pedersen, Margaret Remmenga, Roger Figard, Wayne Teten, Wynn Hjermstad, John Marker, Clark DeVries, Duane Eitel, Jane Jordan, Delores Lintel, Beth Thacker, Jim Cook, Mike Morosin, Randy Stramel, Harlon Layton, Mike Meyer, Dustin Morton, Ryan Kosola

Order No. 01-04 - Call Meeting to Order

Glenn Johnson called the JAVA Board meeting to order at 10:33 a.m.

Order No. 02-04 - Minutes of Previous Meeting

Jackson moved to approve the minutes of the July 8, 2004 Board meeting. Abbott seconded.

AYE: Johnson, Jackson, Abbott
NAY

Order No. 03-04 - Resolution authorizing the JAVA Chair to sign agreement with BNSF Railroad

Joel Pedersen requested deferment until the September 2004 board meeting.

Order No. 04-04 - Amendment to the Administrative Resolution regarding right-turn lanes as part of the Big T project to serve UNL constructed facilities.

Joel Pedersen addressed Administrative Resolution # 04-0812-03 (attached). This amended resolution is being added to the original agreement at the University's request. This amends the agreement to allow right turn lanes at approximately 10th and 12th Streets to accommodate stadium expansion and parking garages.

Abbott moved to adopt JAVA Resolution 04-0812-03. Jackson seconded.
AYE: Johnson, Jackson, Abbott
NAY

Order No. 05-04 - Staff Reports

Wayne Teten updated the JAVA Board on various projects.

Military - 14th Street will hopefully be open to traffic on Monday, August 16.

The contractor is working diligently to clean the area up by August 20.

Y St. - The connector between old 17th Street and the curb going onto 'Y' Street will open by August 20. The 'Y' St. bridge deck is projected to be poured by September 6.

Vine St. - Open 27th Street on August 13. The sidewalk and the retaining wall will be done by Fair time. The target date is August 28 and will be open to four lanes. There will be periodic lane closures, but not during football Saturdays.

Big T - Ads go out on August 13th and there is a tentative letting date of September 8. The question is if an award can be given at the same time an agreement is signed with BNSF. City Council action is needed for multi-year contracts from the City funding standpoint. Given the tentative letting date of September 8, it is being suggested that the September 9 JAVA Board meeting be moved to the following week on September 16 to

give the bids a chance to be reviewed. It should be possible to have both and award and an agreement signing at the next board meeting with action by the City Council the Monday (August 13) before that. This is all assuming that there will be a BNSF agreement to sign by that time.

Pedersen indicated that the timing on the Big T and the need for obtaining the agreement with BNSF is crucial. Pedersen would like to keep options open with regards to the timing of events in relation to the upcoming JAVA Board meeting. Contractors may be aware of the contingency and there might be an impact on the bids for the project, which in turn impacts what happens out on the street. Abbott suggests that the Board agree to wait one week for the agreement. If an agreement can be reached within that week, then we can proceed. If not, then the bids can be withdrawn to allow UNL to make use of parking. If an agreement cannot be reached then we would need to acknowledge delay of the project.

Abbott moved to extend by one week the conclusion of negotiations for an agreement with BNSF. If agreement is reached, then an emergency meeting with the JAVA Board will take place. If not, we will proceed with deferring the bidding schedule for the Big T project. Jackson seconded

AYE: Johnson, Jackson, Abbott

NAY

A request came through the Building Commission to have a controlled burn (localized fire) at 2130 P St. for the purpose of training and education from the Fire Department. The media and City Council are invited to show them what the Fire Department does. This would take place immediately prior to demolition. Mike Meyer was present to answer questions. They have previously worked closely with Neighborhoods Inc. The properties adjacent to this one are all vacated. The properties near by have been notified. The tentative date for this demonstration is September 3, 2004 from approximately 8:00 a.m. to Noon.

Abbott moved to approve the Fire Departments request to have a controlled burn at 2130 P Street on September 3, 2004. Jackson Seconded.

AYE: Johnson, Jackson, Abbott

NAY

University has some issues with regards to parking and has requested that temporary parking on property that has been acquired by JAVA , be made available until the Channel work has begun shortly after the first of the year. This temporary parking involves approximately 140 spaces and will be only for students and staff, not the public. Teten suggested that UNL place temporary fences up on the areas that they would be responsible for. Jackson clarified that this is an opportunity for additional parking for a period of several months. Pedersen stated that there is a license for this type of temporary use that was originally created for the existing owner on an adjoining property. Jackson commented that the UNL should consider paying for any upgrades for making the areas ready for parking.

Abbott moved to accommodate UNL's requests to make use of properties for the use of temporary parking and any costs incurred to make it available will be at the University's expense. Jackson seconded.

AYE: Johnson, Jackson, Abbott

NAY

Pedersen distributed Deed information on Tract 4 (UNL Property) in the Big T project. This is the document that is going to the Board of Regents for approval.

Wynn Hjermstad updated the Board on the Redevelopment Plan. CUrban Development is currently in the process of meeting with the three Mayor's Committees for them to review the final draft. The Neighborhood Committee has

completed their meetings as have the Whittier Committee. The East Downtown Committee will be meeting on the 13th. There has been a lot of very good discussions. The JAVA Citizen's Committee will be meeting to review the Plan on August 24, 2004 at 9:30 a.m. at Engineering Services. The plan is to come back to the JAVA Board during the September Board meeting to present the final package.

The Planning Commission will be reviewing this on September 29th and the City Council on October 18th for public hearing and approval. The Planning Department has been working on the regulatory tools, zoning, and neighborhood design standards that go along with the Redevelopment Plan. Once all the approvals have been received the Plan will be available on the Web. Johnson requested a thorough but brief presentation of the Plan at the next JAVA Board meeting.

Order No. 06-04 - Citizen's Committee reports.

Randy Stramel reinforced Hjermstad's statements and is pleased with the Redevelopment Plan process.

Reminder that re-appointments to the Citizen's Committee will be considered and a decision made at the September 2004 JAVA Board meeting. Citizen's interested in being appointed should contact the JAVA Board by September 2, 2004.

Order No. 07-04 - Non-Agenda items.

None.

Meeting adjourned at 11:14 a.m.